

142.0

0004

0007.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

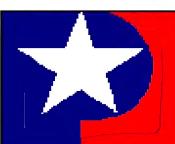
923,100 / 923,100

USE VALUE:

923,100 / 923,100

ASSESSED:

923,100 / 923,100


**Patriot**  
 Properties Inc.

## PROPERTY LOCATION

## IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
88-90		HIGHLAND AVE, ARLINGTON

## OWNERSHIP

Unit #:

Owner 1: MCNEIL MARYBETH	
Owner 2:	
Owner 3:	

Street 1: 88 HIGHLAND AVENUE	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Own Occ: N	

Postal: 02476	Type:
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## PREVIOUS OWNER

Owner 1:	
Owner 2:	

Street 1:	
Twn/City:	

St/Prov:	Cntry
Postal:	

## NARRATIVE DESCRIPTION

This parcel contains .124 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1921, having primarily Vinyl Exterior and 2364 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		

Z	R2	TWO FAMIL	100	water		
o				Sewer		

n				Electri		
Census:				Exempt		

Flood Haz:				Exempt		
D				Exempt		

s				Topo	1	Level
t				Street		

Gas:				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5394		Sq. Ft.	Site		0	80.	1.08	9									465,455						465,500	

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description
104	5394.000	452,900	4,700	465,500	923,100	

Total Card	0.124	452,900	4,700	465,500	923,100	Entered Lot Size
Total Parcel	0.124	452,900	4,700	465,500	923,100	Total Land:

Source: Market Adj Cost	Total Value per SQ unit /Card:	390.48	/Parcel:	390.48	Land Unit Type:
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 11/29/17  
 Insp Date  
 11011!

## USER DEFINED

Prior Id # 1: 91830

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

## PREVIOUS ASSESSMENT

Parcel ID 142.0-0004-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	452,900	4,700	5,394.	465,500	923,100		Year end	12/23/2021
2021	104	FV	432,300	4,700	5,394.	465,500	902,500		Year End Roll	12/10/2020
2020	104	FV	432,300	4,700	5,394.	465,500	902,500	902,500	Year End Roll	12/18/2019
2019	104	FV	335,600	4,700	5,394.	436,400	776,700	776,700	Year End Roll	1/3/2019
2018	104	FV	335,600	4,700	5,394.	360,700	701,000	701,000	Year End Roll	12/20/2017
2017	104	FV	314,800	4,700	5,394.	331,600	651,100	651,100	Year End Roll	1/3/2017
2016	104	FV	314,800	4,700	5,394.	302,500	622,000	622,000	Year End	1/4/2016
2015	104	FV	280,600	4,700	5,394.	296,700	582,000	582,000	Year End Roll	12/11/2014

## SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MATTISON EDWARD	28005-398		12/22/1997		293,800	No	No	Y	


## BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/4/2017	1608	New Wind	6,000	C				

8/21/2006	703	Redo Kit	29,000		G8	GR FY08		









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<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>							
Type: 13 - Multi-Garden	2	Rating: Average		A Bath:	Rating:			PDAS.											
Sty Ht: 2 - 2 Story				3/4 Bath:	Rating:														
(Liv) Units: 2	Total: 2			A 3QBth:	Rating:														
Foundation: 2 - Conc. Block				1/2 Bath:	Rating:														
Frame: 1 - Wood				A HBth:	Rating:														
Prime Wall: 4 - Vinyl				OthrFix:	Rating:														
Sec Wall:		%																	
Roof Struct: 2 - Hip																			
Roof Cover: 1 - Asphalt Shgl																			
Color: WHITE																			
View / Desir:																			
<b>GENERAL INFORMATION</b>				<b>OTHER FEATURES</b>				<b>RESIDENTIAL GRID</b>											
Grade: C - Average				Kits: 2	Rating: Good			1st Res Grid   Desc: Line 1   # Units 2											
Year Blt: 1921	Eff Yr Blt:			A Kits:	Rating:			Level   FY LR DR D K FR RR BR FB HB L O											
Alt LUC:		Alt %:		Frl:	Rating:			Other											
Jurisdct:		Fact: .		WSFlue:	Rating:			Upper											
Const Mod:								Lvl 2											
Lump Sum Adj:								Lvl 1											
<b>INTERIOR INFORMATION</b>				<b>CONDO INFORMATION</b>				<b>Lower</b>											
Avg Ht/FL: STD				Location:				Totals				RMs: 10	BRs: 4	Baths: 2	HB				
Prim Int Wal 2 - Plaster				Total Units:															
Sec Int Wall:		%		Floor:															
Partition: T - Typical				% Own:															
Prim Floors: 3 - Hardwood				Name:															
Sec Floors:		%																	
Bsmnt Flr: 12 - Concrete																			
Subfloor:																			
Bsmnt Gar:																			
Electric: 3 - Typical																			
Insulation: 2 - Typical																			
Int vs Ext: S																			
Heat Fuel: 1 - Oil																			
Heat Type: 3 - Forced H/W																			
# Heat Sys: 2																			
% Heated: 100		% AC:																	
Solar HW: NO	Central Vac: NO																		
% Com Wal		% Sprinkled																	
<b>MOBILE HOME</b>				Make:		Model:		Serial #:		Year:		Color:							
<b>SPEC FEATURES/YARD ITEMS</b>																			
<b>PARCEL ID</b> 142.0-0004-0007.0																			
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
3	Garage	D	Y	1	18X20	A	AV	1960	21.94	T	40	104			4,700		4,700		
<b>SKETCH</b>																			
<b>DEPRECIATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>				<b>SUB AREA</b>				<b>SUB AREA DETAIL</b>			
Phys Cond: AV - Average	31. %	Exterior:	No Unit	RMS	BRS	FL													
Functional:	%	Interior:	2	5	2														
Economic:	%	Additions:																	
Special:	%	Kitchen:																	
Override:	%	Baths:																	
Total:	31 %	Plumbing:																	
		Electric:																	
		Heating:																	
		General:																	
<b>CALC SUMMARY</b>				<b>COMPARABLE SALES</b>								<b>IMAGE</b>				<b>AssessPro Patriot Properties, Inc</b>			
Basic \$ / SQ: 180.00	Size Adj.: 1.09416246	Const Adj.: 0.99980003	Adj \$ / SQ: 196.910	Other Features: 107500	Grade Factor: 1.00	NBHD Inf: 1.00000000	NBHD Mod:	WtAv\$/SQ:	AvRate:	Ind.Val									
Subfloor:							LUC Factor: 1.00	Juris. Factor:		Before Depr: 196.91									
Bsmnt Gar:							Adj Total: 656309	Special Features: 0		Val/Su Net: 114.83									
Electric:	3 - Typical						Depreciation: 203456	Final Total: 452900		Val/Su SzAd: 191.58									
Insulation:	2 - Typical						Depreciated Total: 452853												
Int vs Ext:	S																		
Heat Fuel:	1 - Oil																		
Heat Type:	3 - Forced H/W																		
# Heat Sys:	2																		
% Heated:	100		% AC:																
Solar HW:	NO	Central Vac:	NO																
% Com Wal		% Sprinkled																	
Make:		Model:		Serial #:		Year:		Color:											
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